



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 1, 2008 **REPORT NO.** PC-08-045

ATTENTION: Planning Commission, Agenda of May 8, 2008

SUBJECT: WINONA TENTATIVE MAP - PROJECT NO. 80488
PROCESS NUMBER FOUR

OWNER Robert Manfredi, Manfredi Limited Partnership (Attachment 8)

APPLICANT: San Diego Land Surveying and Engineering, Inc.

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map for the conversion of six existing residential units to condominiums located at 4471 Winona Avenue, including a waiver of the requirement to underground the existing overhead utilities, within the Kensington Talmadge neighborhood of the Mid-City Communities Plan area?

Staff Recommendation:

1. **Approve** Tentative Map No. 251503; and
2. **Approve** waiver to the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On September 13, 2006, the Kensington Talmadge Planning Committee voted 7-0-1 to recommend approval of Tentative Map No. 251503.

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on September 7, 2005, and the opportunity to appeal that determination ended September 28, 2005.

Fiscal Impact Statement: None with this action. All costs of processing this project are paid by the applicant.



Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of six existing apartment units to condominium units, there would be a loss of six for-rent units and a gain of six for-sale units. This condominium conversion project was deemed complete on August 30, 2005 and is subject to the current inclusionary housing and tenant relocation assistance regulations.

BACKGROUND

This Tentative Map project is subject to the condominium conversion regulations that became effective June 13, 2006, with the exception of the parking regulations, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006 hearing, the City Council adopted regulations for additional requirements including landscaping, a building conditions report, onsite inclusionary housing, noticing and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. Accordingly, this project has been reviewed against the new regulations and it has been determined that this project can proceed through the hearing process.

The 0.14 acre project site is located at 4471 Winona Avenue in the RM-1-2 zone of the Central Urbanized Planned District and the Transit Area Overlay zone, within the Kensington Talmadge neighborhood of the Mid-City Communities Plan area (Attachments 1, 2, 3). The site is presently developed with one two-story structure consisting of six 2-bedroom units. There are six 1-car garages and five surface parking spaces in the rear of the building. The site is surrounded primarily by multi-unit residential uses, however, there are a couple of single-unit residential units scattered throughout the neighborhood.

The existing apartment complex was permitted in 1988, at which time the property was zoned MR-1000B, which would have allowed for the current density of six units. The site is currently zoned RM-1-2, which allows one unit for every 2500 square feet of lot area or three units on this 6,260 square foot lot. The Community Plan designates this lot for multi-unit residential development at a density of 16-20 units per acre or three units for this lot. The current parking regulations for condominium conversion projects would require a minimum of 11 off-street parking spaces. As discussed previously, the current condominium conversion parking regulations that were approved in June 2006, do not apply to this project, however, the project does conform to the current parking requirements.

The development complies with the zoning and development regulations in effect at the time of construction and no code violations have been recorded against this property. The project maintains previously conforming rights, which allows the current density as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code (LDC).

DISCUSSION

Project Description:

The project proposes a tentative map for the subdivision of a 0.14-acre site into one lot to convert six existing dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement to underground existing overhead utilities be waived. Section 125.0410 of the SDMC requires that a tentative map be processed for the subdivision of land. According to Sections 125.0440 and 125.0444, Findings for Tentative Maps and Condominium Conversions, the decision maker may approve a Tentative Map or a Vesting Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed condominium conversion complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed condominium conversion and has determined that it complies with both the Subdivision Map Act and the SDMC.

Undergrounding of Existing Utilities

SDMC Section 144.0240 allows the subdivider to apply for a waiver from the requirement to under ground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-ways. City staff has determined that the undergrounding request qualifies under the guidelines of Council Policy 600-25, Undergrounding of Utility Lines at the Developer's Expense, in that the conversion involves a short span of overhead wires (less than 600 feet in length), the conversion is a requirement of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 20 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 21 of the draft Tentative Map resolution.

The project site is served by power poles and overhead utility lines located in the alley right-of-way at the rear of the property. These utility lines also serve the adjacent properties. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for fiscal year 2006 designates the site within Block EE. The undergrounding work was completed within this residential block in 2005 (Attachment 10).

Community Planning Group Recommendation:

On September 13, 2006, the Kensington Talmadge Planning Committee voted 7-0-1 to recommend approval with no conditions.

Project-Related Issues:

All condominium projects not yet heard by July 25, 2006 must conform with the current

regulations regarding: inclusionary housing, tenant relocation benefits, the provision of a building conditions report, conformance with landscape regulations, and conformance with noticing regulations. This project is not required to conform to the new parking regulations for condominium conversions based on specific language adopted by the City Council.

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notice of Intent to Convert to Condominiums were provided to the tenants on July 13, 2005 (Attachment 11).

Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance

The project has been conditioned to require the subdivider to conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the LDC) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission prior to the recordation of the Final Map.

The applicant has elected to pay an in-lieu fee of \$7,500 (\$1.25 x 6000 square feet) to satisfy the Inclusionary Housing requirement, as allowed by the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the LDC).

Building Conditions Report and Landscape Requirements

Pursuant to the current regulations, the applicant provided a Building Conditions Report and a Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within the LDC (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Noticing

The proposed project has been conditioned to conform to all new noticing requirements for condominium conversions.


Conclusion:

Staff has reviewed the request for a Tentative Map for the conversion of six residential units into condominiums and has found the project to be in conformance with the applicable sections of the SDMC regulating tentative maps. Staff believes the required findings can be supported and recommends that the Planning Commission approve Tentative Map No. 251503.

ALTERNATIVES:

1. **Approve Tentative Map No. 251503, with modifications.**
2. **Deny Tentative Map No. 251503, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Utility Undergrounding Master Plan Map
11. Sample 60-day Notice of Intent to Convert
12. Photos of Existing Elevations
13. Building Conditions Report (Under separate cover)

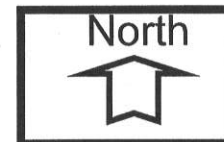
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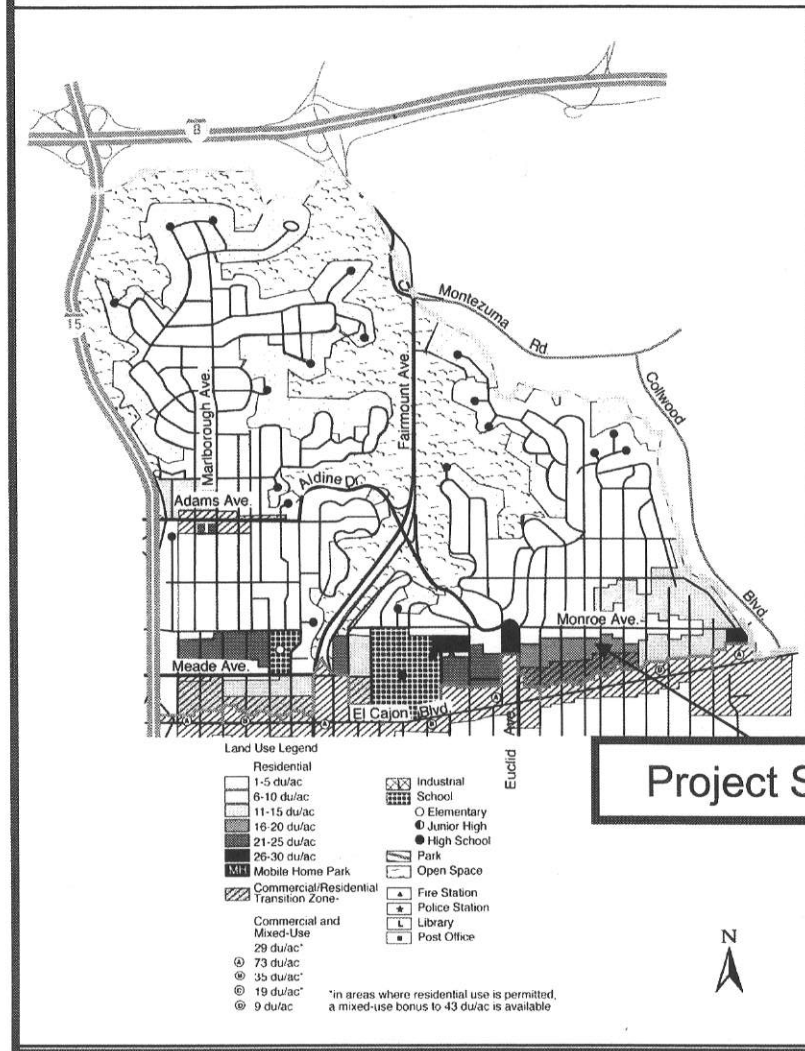
ATTACHMENT 1



Aerial Photo
WINONA TENTATIVE MAP- PROJECT NUMBER 80488
4471 WINONA AVENUE



Kensington-Talmadge Community Plan Map

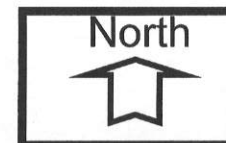


Project Site

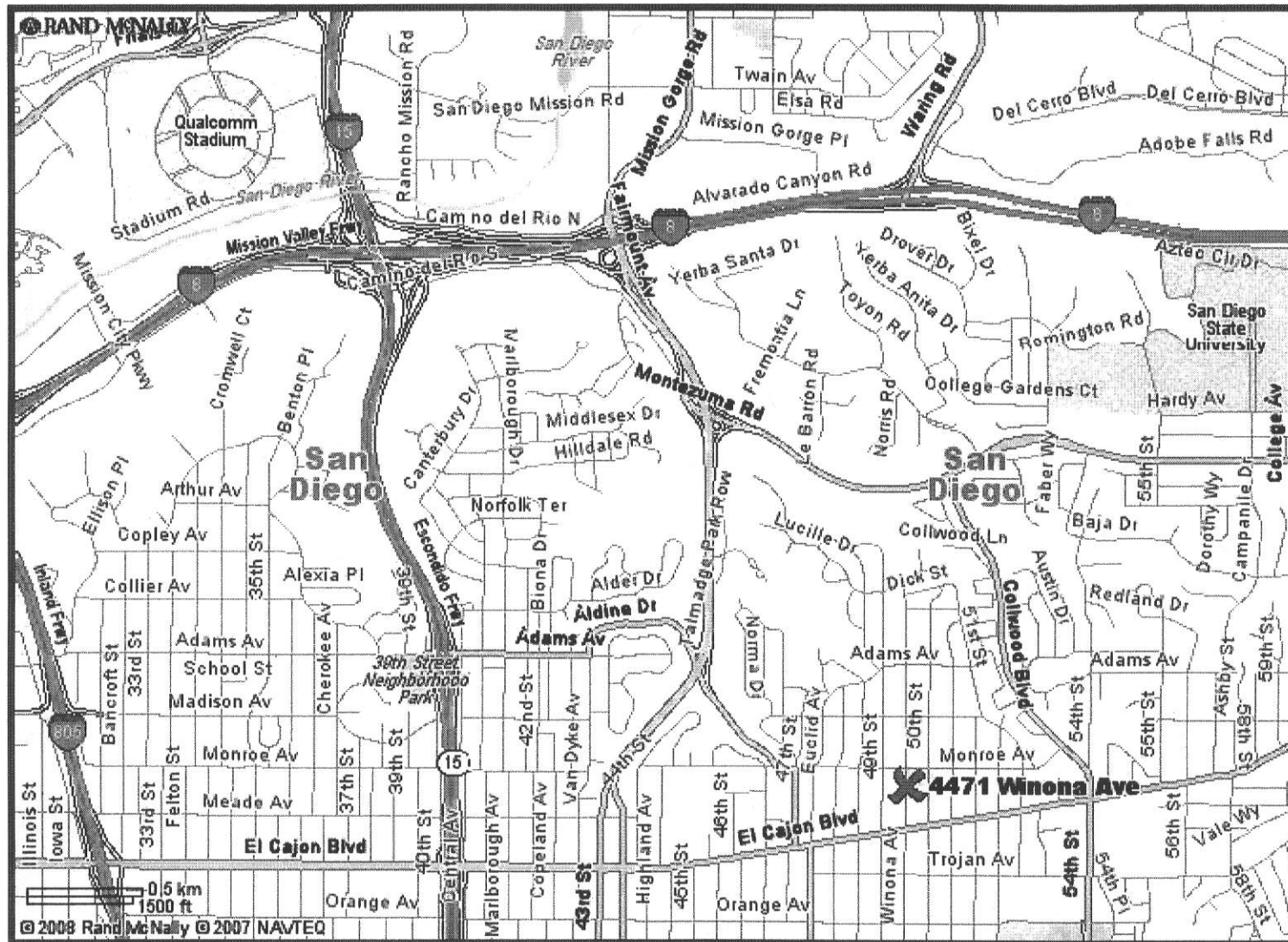
KENSINGTON TALMADGE COMMUNITY PLAN MAP

WINONA TENTATIVE MAP – PROJECT NUMBER 80488

4471 WINONA AVENUE



ATTACHMENT 2



Project Location Map

WINONA TENTATIVE MAP- PROJECT NUMBER 80488

4471 WINONA AVENUE



PROJECT DATA SHEET

PROJECT NAME:	Winona Avenue Tentative Map	
PROJECT DESCRIPTION:	Conversion of six existing residential units into condominiums	
COMMUNITY PLAN AREA:	Kensington Talmadge neighborhood of the Mid City Communities Plan	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><u>CURRENT ZONING INFORMATION:</u></p> <p>ZONE: RM-1-2: Multi-unit residential</p> <p>DENSITY: 3 units allowed</p> <p>HEIGHT LIMIT: 30-Feet</p> <p>LOT SIZE: 6,000 square-foot minimum lot size.</p> <p>FLOOR AREA RATIO: 0.90 maximum.</p> <p>FRONT SETBACK: 15 feet.</p> <p>SIDE SETBACK: 5 feet.</p> <p>STREETSIDE SETBACK: 10 feet.</p> <p>REAR SETBACK: 15 feet.</p> <p>PARKING: 11 parking spaces required.</p> </div> <div style="width: 48%;"> <p><u>CONSTRUCTED</u></p> <p>MR-1000B</p> <p>6</p> <p>Two-story</p> <p>6,260 square feet</p> <p>Not available</p> <p>16.2 feet</p> <p>5.0/5.1 feet</p> <p>N/A</p> <p>15.7 feet</p> <p>11 parking spaces</p> </div> </div>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Unit Residential; RM-1-2.	Multi-Unit Residential
SOUTH:	Multi-Unit Residential; RM-1-2.	Single Unit Residential
EAST:	Multi-Unit Residential; RM-1-2.	Multi-Unit Residential
WEST:	Multi-Unit Residential; RM-1-2.	Multi-Unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 13, 2006, the Kensington Talmadge Planning Committee voted 7-0-1 to recommend approval of this project, with no conditions.	

PLANNING COMMISSION
RESOLUTION NO. XXXX
TENTATIVE MAP NO. 251503
WINONA AVENUE TENTATIVE MAP- PROJECT NO. 80488
DRAFT

WHEREAS, MANFREDI FAMILY LIMITED PARTNERSHIP, Applicant/Subdivider, and SAN DIEGO LAND SURVEYING & ENGINEERING, INC., SURVEYOR, submitted an application with the City of San Diego for a Tentative Map, No. 251503, for the conversion of six existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities. The project site is located on the east side of Winona Avenue, between El Cajon Boulevard and Monroe Avenue at 4471 Winona Avenue; and is legally described as Lots 7 and 8, in block K of Montecello, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 1154, filed in the Office of the County Recorder of San Diego County, on December 2, 1908.

WHEREAS, the Map proposes the subdivision of a .14 acre site into one (1) lot for a six-unit residential condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to Article 19 Section 15301(k) of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is six; and

WHEREAS, on May 8, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 251503, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 251503:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
3. Each of the tenants of the proposed condominium project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, which notice shall be provided within 5 working days of the issuance

of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
10. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (Land Development Code Section 125.0444.c).
11. Each of the tenants of the proposed condominium project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).
19. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.
20. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 80488, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MANFREDI FAMILY LIMITED PARTNERSHIP, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire May 8, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
4. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a

disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

5. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion*.
6. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act.
7. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.
9. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

11. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of \$7500 (\$1.25 x 6,000 square feet), satisfactory to the Housing Commission.
12. Prior to the recordation of the FINAL MAP, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
13. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

15. The subdivider shall replace the damaged sidewalk panels, maintaining the existing sidewalk scoring pattern, adjacent to the site on Winona Ave.
16. The subdivider shall repair the damaged portions of the adjacent alley.
17. Prior to the recordation of the final map, the subdivider shall obtain an Encroachment Maintenance Removal Agreement for the walls in the Winona Ave. right-of-way.
18. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

20. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
21. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code Sections 144.0507 and 142.0525.a do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).
22. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

23. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
24. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
25. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

26. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
27. The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

LANDSCAPE

28. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
29. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
30. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
31. The Landscape Construction Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
32. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

33. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
SAN DIEGO, CALIFORNIA, ON MAY 8, 2008.

By

Karen Lynch-Ashcraft
Development Project Manager
Development Services Department

Job Order No. 42-5030

Rev 04/13/07 rh

**Final
Kensington-Talmadge Planning Committee
Meeting Minutes
Sept 13, 2006**

- 1) Action on the following Parliamentary Items was taken.
 - a) The meeting was called to order by acting Chair Jonathan Tibbitts at 6:35 p.m.
 - b) No introductions were made.
 - c) The Agenda was approved with the following changes:
 - i) There was a request by Shirley Kelly to discuss the indemnification issue.
 - ii) Item 4c (condo conversion at 4530-36 51st St) was moved to October.
 - iii) There was a request to discuss the Adams Ave height limit. Also tabled to the October meeting
 - d) The Meeting Minutes for July 12, 2006 were approved unanimously
 - e) The Treasurer's Report for August 31, 2006 was placed on file, with balances of:
 - i) \$849.88 in the KenTal Planning Committee account.
 - ii) \$101.78 in the Police Storefront account
- 2) Non-Agenda Public Comment.
 - a) Priscilla Berge reported that:
 - i) City council approved amendments to the Municipal Code for Wireless Communication Facility regulations per the State's Coastal Commission on Monday Sept. 11, 2006. When Coastal Comm. signs off, the Code will be in effect.
 - ii) We (Kensington-Talmadge Planning Committee) can change our name. The City's new generic term is "Group", not "Committee". We may also consider alternatives, e.g., "Planners". So, titles like "Kensington-Talmadge Planning Group" or "Kensington-Talmadge Planners" are acceptable.
- 3) Communications were received from representatives of our elected officials:
 - a) Todd Gloria from the office of Congresswoman Susan Davis (office ph. 619.280.5353) made no report.
 - b) There was no report from the new Mayor's office.
 - c) Toni Atkins' representative, April Chesebro reported that:
 - i) There is a new Community Relations Officer – Jim Tulemello.
 - ii) Toni will attend at least one day of the Adams Ave Street Fair.
 - iii) Regarding indemnification – all volunteers should be indemnified, but that is open for debate now, with Mike Aguirre's recent statements. Action: Invite Toni to October KTPC meeting to discuss this issue.
 - iv) She can be contacted at (phone) 619.236.6633, (email) achesebro@sandiego.gov.

- d) Maxx Stalheim (ph. 619.236.6153, email mstalheim@sandiego.gov) reported that:
- i) The Mayor feels there should be standard by-laws, so the City provides the shell (Final shell was Aug 21st). The city wants the by-laws in effect ASAP, so the next elections are run under them.
 - ii) He is taking a leave of absence to run for the Imperial Beach City Council. Will now get info from Mary Wright at 619.533.4528.
 - iii) Action: Maxx to provide info on height limit zoning for next month's discussion.

4) Action items

- a) **Project Name: Proposed Stop Sign on Natalie Drive at Norma Drive – Duncan Hughes** – At the request of a resident the City evaluated the intersection of Norma Drive and Natalie for a stop sign. The City's evaluation determined that the intersection met the criteria for a stop sign facing southbound traffic on Natalie Drive.-Talmadge (7:00 - 10 min presentation/ 10 min discussion).

A city traffic engineer updated the KTPC with findings. Visibility is a concern, although there have been no accidents, and there is not a volume problem.

KTPC were generally unenthusiastic about the need for a stop sign in the absence of safety indications. Decision was to postpone to October meeting with KTPC members encouraged to visit the location to make up their minds.

- b) **Project Name: Nextel Braeburn - 4440 Braeburn Road – Project # 83951 – Omar Passons** – Process 3 – A wireless communication facility consisting of a 300 sq ft equipment shelter supporting 12 panel antennas and 2 GPS antennas – RS-1-1, OC -1-1, OR-1-1, CUPD, Sensitive Biologic Resource, Steep Hillside, MHPA.- Kensington (7:20 - 10 min presentation/ 10 min discussion).

Robert Krebs with Nextel spoke for this project – it should plug a "black hole" in the Fairmount/Montezuma intersection area. KTPC want info on access to facility (appears to be sited outside primary parcel of address) and want no structure on the promontory. Also, an assessment letter is needed to proceed.

Continued to October meeting.

- c) **Project Name: 4530-36 51st Street – Project # 96694 - Vernon Frank** – Process 4 – Tentative Map to convert 6 existing residential units to condominiums – RS-1-2 - Talmadge (7:40 - 10 min presentation/ 10 min discussion).

Moved to October meeting.

- d) **Project Name: 4471 Winona Ave – Project # 80488 – Angela –**
 Process 4 – Tentative Map to convert 6 existing residential units to condominiums – RM-1-2 - Talmadge (8:00 - 10 min presentation/ 10 min discussion).

Chris Christenson spoke for this project. He had a question – there is a handicapped parking space on the street, should the developers pave the parkway next to that space for easy handicapped access? KTPC recommended they first find out if the handicapped space is still needed – they are often put in for a resident, who may have moved, etc. Parking at this project is as good as we've seen (13 spaces for 6 units).

KTPC recommended approval of this project with 7 for, none against, and one abstention.

5) Information items:

- a) **Project Name: 4142 Adams Ave – Project # 105244 – Allard Jansan –**
 Process 4 – AFFORDABLE HOUSING EXPEDITE – Site Development
 Permit to construct 14 residential for rent units and 28,344 sq ft of commercial space on a 0.47 site in the CN-1-3 and CU-3-3 Zone of the Central Urbanized Planned District - Kensington (8:20 - 10 min presentation/ 10 min discussion).

Roger Utt reported that Allard will redesign to conform to height limits. He will also provide parking and circulation studies.

6) Chair's report.

- a) None

7) The following Subcommittee Chairs gave reports:

- a) Project Review. (R Utt) Nothing to add to action and information items already discussed.
 b) Transportation and Safety. No report
 c) Public Facilities. (D Laman)
 i) Normal Heights school is now open, with classes begun.
 ii) Mary Fay Elementary – slow but steady progress.
 d) By-laws, Membership and Communications. (W Budd) William Budd to chair the by-laws updating. There was a request from the board to bring the Collwood Ave, "zig-zag" boundary before the By-laws Comm.
 e) Liaison Committees.
 i) TMAD. No report
 ii) Community Planners Committee. (Guarnotta/Hebrank). Tom Hebrank attended this, but wasn't at the KTPC to report, so anything of interest

continued to October meeting.

- iii) City Hts Redevelopment PAC. No report
 - f) Utilities Undergrounding Project – Talmadge Project 3FF - Public information officer for the undergrounding is Carol Drummond her number is 619/533-3872 email cdrummond@sanidiego.gov and project web site is <http://www.sandiego.gov/undergrounding/index.shtml>. No more public meetings, all handled thru email.
- 8) The agenda for the next meeting (Oct 11, 2006) may include the following:
- a) 4530-36 51st Street – Project # 96694 (Action item)
 - b) Height limits discussion (Action item)
 - c) Proposed Stop Sign on Natalie Drive at Norma Drive (Action item)
 - d) Nextel Braeburn - 4440 Braeburn Road – Project # 83951 (Action item)
 - e) Indemnification issue (Information item)
 - f) Update on Kensington Terrace by Allard Jensen (Information item)
 - g) By-laws update (Information issue)
- 9) The Chair adjourned the meeting at 7:35 p.m.
- 10) Members in Attendance - Blase, Guarnotta, Frostrom, Hanford, Kieta, Kelly, Laman, Pfeifer, Tibbitts, Utt
Members absent: Budd, Hebrank, Hileman, Kisner, Lindahl

Erich Blase, Secretary



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☒ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title **Project No. For City Use Only**
 4471 Winona Avenue TM

Project Address:
 4471 Winona Avenue

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature: Date:	Signature: Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature: Date:	Signature: Date:

Project Title: 4471 Wilton Ave. TM	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☒ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print): Manfredi Family Limited Partnership <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: P.O. Box 1452 City/State/Zip: La Jolla, CA 92038 Phone No: (619) 300-2452 Fax No: (858) 459-0913 Name of Corporate Officer/Partner (type or print): Robert Manfredi, General Partner Title (type or print): General Partner Signature: <i>[Signature]</i> Date: 3-19-98	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:

DEVELOPMENT SERVICES
Project Chronology
 WINONA TENTATIVE MAP; PROJECT NO. 80488

	Action	Description	City Review Time	Applicant Response
8/30/05	First Submittal	Project Deemed Complete		
9/20/05	First Assessment Letter	First assessment letter sent to applicant.	21 days	
10/11/05	Second submittal	Applicant's response to assessment letter		21 days
11/29/05	Second Assessment Letter	Second assessment letter sent to applicant	49 days	
2/2/07	Third submittal	Applicant's response to assessment letter (project now subject to new condo conversion regulations)		430 days
2/23/07	Third Assessment Letter	Third assessment letter sent to applicant	21 days	
5/23/07	Fourth submittal	Applicant's response to assessment letter		89 days
6/11/07	Fourth Assessment Letter	Fourth assessment letter sent to applicant	19 days	
8/16/07	Fifth submittal	Applicant's response to assessment letter		66 days
9/17//07	Fifth Assessment Letter	Fifth assessment letter sent to applicant	32 days	
11/20/07	Sixth submittal	Applicant's response to assessment letter		64 days
12/17/07	Sixth Assessment Letter	Sixth assessment letter sent to applicant	27 days	
1/23/08	Seventh submittal	Applicant's response to assessment letter		37 days
2/6/08	All issues resolved		14 days	
5/8/08	Public Hearing-Planning Commission	Planning Commission Hearing	92 days	
TOTAL STAFF TIME**			275 days	
TOTAL APPLICANT TIME**				707 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	982 days	

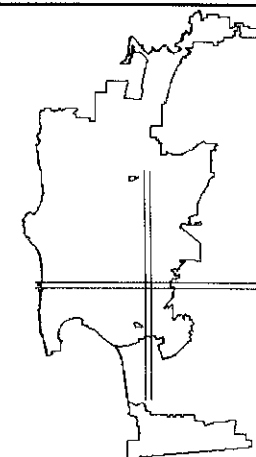
**Based on 30 days equals to one month.

Winona Undergrounding



Legend

- Future Streetlights
- Undergrounding Projects
 - all_20_a
 - all_blocks
- Freeways
- Minor Roads
- Parcel Ownership
- Bay
- Streams
- Major
- Minor
- Council Districts
- Ocean
- County



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Scale 1:4,272

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Tenant
60-Day Notice of Intent to Convert to Condominium

7/13/2005

Arlene Govan, Damaro Wheeler, Dante Wheeler
4471 Winona Ave., #1
San Diego, CA 92115

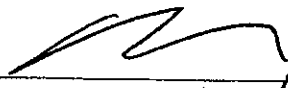
"To the occupant(s) of 4627 34th St., #1 San Diego, CA 92116"

The Owner(s) of this building, at 4471 Winona Ave. San Diego, CA 92115, plans to file a Tentative Map or Map Waiver with the City of San Diego to convert this building to a condominium project.

No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate.

You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

Should the condominium conversion project be approved, tenants may be required to vacate the premises.



Date: 7/13/5



